

Ingilby

GANDY'S
COTTAGES
FARM BUILDINGS
&c

DESIGNS
FOR
COTTAGES, COTTAGE FARMS,
AND OTHER
RURAL BUILDINGS;
INCLUDING
ENTRANCE GATES AND LODGES.

BY
JOSEPH GANDY, ARCHITECT, A.R.A.

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TO

THOMAS HOPE, ESQ.

SIR,

YOUR acknowledged taste in the Fine Arts, and particularly the judgment you have acquired, by extensive travel and research, in the principles of Architecture, an art so essentially useful to mankind, induce me to solicit your patronage to this volume of Designs.

It is a first essay submitted to the Public, and I feel proud in your permission to introduce it to the world under the sanction of a Name which will ensure respect wherever the Arts are known.

I am,

SIR,

your obliged,

and most devoted

humble servant,

JOSEPH GANDY.



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INTRODUCTION.

THE idea of the following Work was suggested by the hints thrown out in the valuable Publication issued under the direction of the Board of Agriculture. We there find some very intelligent Communications on the subject of Cottages and Farm-buildings*, replete with observations dictated by the soundest policy, and originating in the humane desire of increasing the comforts and improving the condition of the Labouring Poor.

The Communications alluded to, relate chiefly to modes of construction, circumstances of distribution, and other local particulars; objects unquestionably of the first importance, and which should never be lost sight of. But the advancement of Public Taste requires more than this—that we should combine convenience of arrangement with elegance in the external appearance; a point of much consequence to the general aspect of the country. Artists, whose business it is to study this branch of Design, are particularly called upon to lend

* Communications to the Board of Agriculture, vol. i.

their assistance in accomplishing this National Object ; and that is precisely the intention of the following Work ; the Designs in which, if the Artist has been able to execute his own intentions, will be found to unite *convenience* and *taste* in a greater degree than has hitherto prevailed in this class of Buildings : they are offered as hints for the consideration of Country Gentlemen, and others, who build, and who are sufficiently aware of the use and importance of consulting Architects upon these occasions*, by which disappointment, and eventually great expences, may be avoided.

If we look round the country, and except the seats of a few of the Nobility and Gentry, who have acquired a taste for the Fine Arts, we shall find but little to admire in the Civil Architecture of Great Britain. Should we observe any

* It has been frequently remarked, that Gentlemen residing in the country, who build, have been deterred from applying to professional Designers, from the enormous charges which they make for their time and travelling expences; but this matter might be better managed, by directing the Country Surveyor (whose business it would be more particularly to attend to the arrangement of local conveniences and the construction) to convey his plans to a professional Architect, where they would receive that polish which can only be expected from men whose education and practice, as Artists, enable them to distinguish between true and false taste. The plans should be accompanied by a sketch or description of the surrounding country, that the Artist may adapt his building to the particular situation and circumstances of the spot upon which it is to be erected.

thing pleasing in the houses of Farmers, and the Cottagers' dwellings, upon reflection we shall discover, that they owe it principally to their age, colours, situation, accompanying objects, or to variety of forms, which accident, and not premeditated design, has produced.

The towns and villages of England, with a few exceptions, exhibit meanness and filth, with a variety of clumsy and rude forms, which are exceedingly odious to the eye of refined taste, and must give strangers and travellers an unfavourable impression, with respect to the state of the Arts in this Country. Our consequence and pride as a nation, call aloud for a redress of this public grievance.

What can be more frightful than the black and white daubings to successively projecting stories in some market-towns, as if they wished to shew all the deformities of the timbers, and exhibit the skeleton of a house? How strong is the contrast between the appearance of those and that of Bath and Oxford; the first all cheerfulness; the latter every thing that is grand, and almost sublime, in Architecture? The variety of styles in the Architecture of the classical, elegant, and picturesque city of Oxford, affects the imagination of the traveller in a very forcible and pleasing manner, like the imagery of the Poet; and the impression is never forgotten.

But the importance of attending more to the exterior appearances of the Farmers' Houses, as well as the Cottages of the Labouring Poor, will be seen by the Moralist and speculative Philosopher, in another, and no less striking point of view. The effect of early impression is well known to every attentive observer of human nature. A habit of neatness, and attention to cleanliness, does more towards forming the dispositions of the Labouring Class, than those who are not accustomed to consider the great effects produced by apparently little causes, would at first be inclined to believe*. So it is, in a great measure, with taste : the early habit of contemplating fine forms, produces a correspondence in ideas of beauty, and creates a natural good taste ; whilst, on the contrary, vulgarity, and lowness of ideas, are acquired, when we are born and educated among objects incapable of exciting any fine impressions.

The consequence of this early bias, perhaps, always continues in a greater or less degree ; and men will form their opinions of the works of others, according to the scale of perfec-

* " Whatever encourages and promotes habits of *industry, prudence, foresight, virtue, and cleanliness*, among the Poor, is beneficial to them and to the Country ; whatever removes or diminishes the incitement to any of these qualities, is detrimental to the State and pernicious to the individual."—*Reports of the Society for bettering the Condition of the Poor*, vol. iii.

tion which has been established in their own minds, or the principles which they first imbibed. This accounts for the vile and almost barbarous taste still existing among Country Builders, which would certainly be improved and corrected, by scattering over the country specimens for imitation, of a superior kind. Good taste would thus be naturalized, and we should not be disgusted (as is so frequently the case) with the appearance of Country Buildings.

It is a question submitted to the Public, whether Architectural Designs, in general, should be uniform, that is, having corresponding parts on each side of a centre; or whether they should be composed of parts dissimilar, though harmonious.

Uniformity, it is conceived, belongs only to the higher classes of Architecture; to places dedicated to the service of the Deity, in which the rotund has the advantage over every other form: but this uniformity, exhibiting only a dull monotony, is not so suitable for many architectural purposes, as when variety is studied, which is the grand principle of beauty in building.

Uniform buildings have but one point of view from whence their parts are corresponding; from every other point

they fall into the picturesque by the change of perspective, which is an argument drawn from Nature, that the picturesque is the most beautiful; but it is more difficult to manage, and requires the same sort of skill and genius as fine music. The flanks of our Churches, and other public buildings, generally fall into the picturesque, and are far preferable to the fronts.

Public Places of Worship in England, in their exterior forms, are little better than Barns or Cottages on a larger scale, with a spire, of no use or meaning, except it were on the sea-coast, to serve as a beacon. The four towers of St. John's, Westminster, have a grand and imposing effect, from their situation near the river; and it is to be regretted that the parts of that church are not equal to the conception of the whole. When you observe the great outline of St. Paul's and Westminster-Abbey against an evening sky, they have an effect that is truly grand; the one like the gate, the other the palace of the heavens. All this is owing to simple mass of form, and not to their ornaments, which are of little use externally: it is in the inside chiefly that ornaments should be objects of attention, where they are not liable to be destroyed by the weather. Simplicity, and variety in the great outline of buildings, should be considered, both in the greatest and the smallest works.

Most of the following Designs have been studied on this principle of variety, which the Author conceives to be that best adapted for Cottages. Those which are regular may be changed into the picturesque, by taking away one wing ; and the picturesque or irregular Designs will become regular by selecting a centre, and repeating the parts on each side, if the Builder prefers such dull monotony.

The Author has thought it necessary to say this much on the subject, as he wishes strongly to direct the attention of his countrymen to the importance of cultivating principles of taste in the construction of their Cottages, and other Farm-buildings.

Most of the Designs are drawn without coppers, ovens, and other little conveniences, because it is imagined the situation of those things will greatly depend on local circumstances. The plans of the Farm-houses have not all the accommodation in the offices necessary for them, as it is considered that more or less extent of offices will depend on the builder's inclination or purse.

The Estimates, too, are only given as approximations, as the expence must ultimately depend upon the materials used, and the prices of work in the countries where any of the Designs may be executed.

It remains only to add, that the buildings may be executed with *pisé-work* (as described in the Communication to the Board of Agriculture), with clay, brick-nogging, or rough-cast; the coverings of thatch, stone, slate, or any other materials commonly used; the pillars, in all cases, consist of young trees cut to size, and the bark left on.

Upon the whole, the Author's general aim has been to diffuse a more extended idea of taste, even in buildings of the lowest class, and in every part of the country, than prevails at present; and should his exertions towards that end meet the public approbation, it is his intention to pursue the subject in a second series of Designs, which may be published in the course of the ensuing summer.

84, *Wells Street, Oxford Road,* }
January, 1805. }

EXPLANATION
OF
THE DESIGNS.

PLATE I.

A Cottage for a single Labourer, with one Room, and a Recess for a Bed to shut up in it, with a Porch and Seat under the Window.

THIS idea may be adapted to a gate-keeper on a private road.

The estimate of this Design will amount to 50/.

PLATE II.

A Cottage, of one Room, for a Labourer and Family.

A, }
B, } Beds.

C, Porch and entrance.

D, Recess for fire-place, having a seat on each side.

E, Double-bedded room, 7 feet by 17 feet 6 inches, and 7 feet high to the ceiling.

Estimated at 70/.

PLATE III.

A Labourer's Cottage, who keeps Poultry and Pigs for Sale.

A, Kitchen,	-	-	12	feet	3	inches	square	} 8 feet high.
B, Bed-room,	-	-	12	—	3	—	—	
CC, Pig-stys,	-	-	7	—	0	—	—	} 6 feet high.
DDD, Poultry-house,	7	—	0	—	—	—	—	

Estimated at 150*l*.

PLATE IV.

A Cottage of two Rooms, for a Park.

- A, Portico, supported by square posts.
 B, Kitchen, 10 feet by 14 feet 0 inches } 7 feet 3 inches high.
 C, Bed-room, 10 — by 6 — 9 }
 D, Bed.
 EE, Chimnies.
 FF, Windows.
 G, Entrance.

Estimated at 83*l*.

PLATE V.

*A double Cottage for Labourers whose Work is principally at Home,
near to a Market Town.*

AA, Kitchen and dwelling-rooms, 17 feet square } 7 ft. 9 in. high.
BB, Working-rooms, 17 feet by 20 feet }
CC, Staircase to bed-chambers.
GG, Porches and entrances.

Estimated at 230*l.* each cottage.

PLATE VI.

*A Cottage for a Labourer, having two Rooms, a Cow-shed, and
Pig-stys.*

A, Door to the kitchen.
B, Kitchen, 8 feet by 14 feet 6 inches, and 8 feet high.
C, Chimney to kitchen.
D, Door between bed-room and kitchen.
E, Bed-room, 10 feet square.
F, Chimney to bed-room.
G, Bed.

H, Window to bed-room.

I, Door from bed-room to pig-stys.

K, Cow-shed.

LLLL, Pig-stys.

M, Window to kitchen.

Estimated at 65/.

PLATE VII.

*A Cottager's Family Dwelling, with two Rooms, a Cow-shed, and
Pig-stys.*

A, Door to kitchen, 3 feet by 6 feet.

B, Kitchen and dwelling-room, 9 feet by 13 feet 6 inches, and 6 feet 6 inches high.

C, Chimney-opening, 4 feet square.

D, Window to kitchen.

E, Bed-room, 10 feet by 12 feet 6 inches, and 6 feet 6 inches high.

F, Chimney to bed-room.

G, Bed.

H, Window to bed-room.

I, Recess for a seat.

K, Cow-house.

LLL, Pig-stys.

M, Steps down from kitchen to bed-room.

Estimated at 80/.

PLATE VIII.

A Cottage, calculated for a Labourer and Family, having a double-bedded Room, and common Sitting-room, or Kitchen.

A, Entrance.

B, Kitchen, 9 feet 6 inches by 17 feet 3 inches, and 7 feet high.

C, Chimney.

D, Window to kitchen.

E, Door to bed-room.

F, Double bed-room, 12 feet by 11 feet, and 7 feet high.

GG, Beds.

H, Window to bed-room.

I, Pig-stys.

K, Seat under kitchen window, in a recess.

Estimated at 70*l*.

PLATE IX.

A Cottage, containing one large Room below, with convenient Recesses for Beds, and a small Bed-room above, the access to which is by a Ladder.

A, Entrance.

B, Parlour and kitchen, 9 feet by 22 feet 6 inches, and 7 feet 6 inches high.

C, Chimney.

DDD, Windows to parlour and kitchen.

E, Door to bed-room.

F, Double bed-room, 5 feet by 16 feet 6 inches, and 7 feet 6 inches high.

G, Beds.

HH, Windows to double bed-room.

I, Top-ladder, or stair, to bed-chamber above.

Estimated at 93*l*.

PLATE X.

A small Octagon Cottage, with Conveniences for a Labourer and Family, intended as an Ornamental Object in a Gentleman's Grounds.

A, Portico, supported by two posts, or young trees cut, and the bark left on.

B, Door to the kitchen.

C, Kitchen, 12 feet 6 inches square, and 7 feet 3 inches high.

D, Chimney.

EE, Recesses for beds.

FF, Windows to kitchen.

G, Door to parlour.

H, Parlour, 6 feet 3 inches by 12 feet 6 inches, and 7 feet 3 inches high.

II, Closets.

K, Window to parlour.

Estimated at 100/.

PLATE XI.

A Cottage for a Labourer with a Family, who are enabled to keep a Cow. It has two good Bed-chambers above the Kitchen and Working-room, with a convenient Closet under the Staircase, for the use of the Kitchen.

Ground-floor, 7 feet 6 inches high.

Bed-chamber, 6 feet 6 inches high.

Estimated at 120*l*.



PLATE XII.

A Cottage for a Labourer and Family, who are enabled to keep a Cow and Pigs, having the Piggery under the Steps. The Building stands on a rising Ground, or Rock: the Cow-shed is under the same Roof as the Dwelling.

Kitchen,	8 feet 3 inches	by 17 feet 0 inches	} 6 feet 9 inches high.
Bed-room,	6 — 0	by 8 — 3	
Cow-shed,	6 — 0	by 8 — 6	

AAAAA, Stys under the steps and landing, for pigs.

Estimated at 150*l*.

PLATE XIII.

A Cottage for a Labourer, designed for a Nobleman's Park, as an Ornamental Object to be seen from certain points of view: under it may be a Cellar, for the use of the Resident.

- A, Kitchen and dwelling-room, 13 ft. 3 in. by 17 ft. 0 in. } 10 ft.
 B, Bed-room, - - - - - 13 — 3 — 8 — 9 } high.
 C, Stairs down to cellar.

Estimated at 150*l*.



PLATE XIV.

A Cottager's Dwelling.

A, Porch and covered entrance, to be ascended by steps: a seat on each side the door.

- B, Kitchen and dwelling-room, 11 ft. 9 in. by 15 ft. : 10 ft. high.
 C, Bed-room, - - - - - 10 — 0 — 16 — 7 — high.

Estimated at 140*l*.

PLATE XV.

A Shepherd's Cottage, and Conveniences.

A, Staircase outside, and landing.

B, The kitchen, or dwelling, or bed-room, from which the resident has a view of the country and his flock, 9 ft. 6 in. by 13 ft. 9 in. : 8 ft. 3 in. high.

C, A room for stores, the access to it from the room under B: under B, is a room for the care of lambs in severe weather.

D, Dog-kennel.

Estimated at 134*l*.

PLATE XVI.

A Cottage calculated for a Labourer who has the care of a Bridge, or Sheet of Water in a Park, and who works at Home; suppose at Net, or Basket-making.

A, Bridge.

B, Kitchen, - 13 feet by 19 feet 6 inches.

C, Work-room, 11 — 21 — 0

D, Staircase to boat-house, and receptacle for fishing-tackle; also nests for the breed of swans or ducks.

E, Bed-room, 13 feet by 10 feet.

F, Store-room and water-closet.

Estimated, independent of the bridge, at 200*l*.

PLATE XVII.

*Residence for a Curate and Family, with a Cellar under the Parlour,
and two or three Bed-chambers above.*

A, Kitchen, 20 feet 6 inches by 22 feet 6 inches } 9 feet high.
 B, Parlour, 20 — 6 — 16 — 6 }
 C, Staircase to bed-chambers and cellar.

Bed-chamber 7 feet high.

Estimated at 260l.

PLATE XVIII.

Two or four Cottages, on the Banks of a River, in a Nobleman's Domains, intended for the Residence of those who are in charge of the Boats, Fishing-tackle, &c. A Place may be contrived under any one of the Cottages, for the breed of Swans and Fowl.

Cottage, No. 1. A, Kitchen and dwelling-room, 12 ft. 6 in. by 14 ft. 6 in.
B, Bed-room 12 ft. 6 in. by 14 ft. 6 in. } 7 ft. 3 in. high.

No. 2. C, Kitchen, } Dimensions the same as No. 1.
D, Bed-room, }

No. 3. E, Kitchen, } Same as No. 1 and No. 2.
F, Bed-room, }

No. 4. G, Kitchen, } Ditto.
H, Bed-room, }

Estimated at 100%. each cottage; the bridge is not considered.

PLATE XIX.

*A Cottage, with Conveniences for keeping Poultry, Pigs, and Pigeons:
the Pigeon-house has access to it from the Bed-room.*

- A, Porch and seat outside the door.
- B, Kitchen, 11 feet 0 inches by 22 feet
- C, Parlour, 13 — 6 — 11 } 7 feet high.
- D, Store-room or dairy, 8 feet by 11 feet.
- E, Wood-house.
- F, Pig-stys.
- G, Poultry.
- H, Cow-house.
- I, Staircase to four sleeping-rooms and pigeon-house.

Estimated at 260*l*.

PLATE XX.

A Cottage, or small retired Dwelling.

- A, Entrance to bed-chamber from the garden.
- B, Bed-chamber, 11 feet by 15 feet 6 inches, and recess for bed,
8 feet high.
- C, Dining-room and parlour, 10 feet by 16 feet, and 8 feet high.
- D, Kitchen, 9 feet 6 inches by 13 feet, and 10 feet high.

E, Staircase to bed-room over kitchen, for a servant, under which is a closet, or a staircase to a cellar.

F, Steps up from the kitchen to parlour.

G, Recess for a book-case.

H, Recess for bed.

Estimated at 340*l*.



PLATE XXI.

A Cottager's Dwelling, adapted for the Breed of Pigeons for Sale.

A, Kitchen,	-	10 feet 0	by	10 feet 9 inches	} 7 ft. 9 in. high.
B, Parlour,	- -	9 — 0 — 14 — 0			
C, Bed-room,	-	9 — 0 — 8 — 3			
D, Pigeon-house,		13 — 6	diameter		

Estimated at 260*l*.

PLATE XXII.

A Cottage intended for a Park or Garden, designed for a Gardener's Dwelling and Conservatory.

- A, covered way for drying herbs.
 B, Herb and seed-room, 10 feet by 15 feet 6 inches, and 7 feet high.
 C, Open court.
 D, Kitchen and dwelling-room, 12 feet by 14 feet, and 7 feet 6 inches high.
 E, Staircase to bed-chamber, with a closet under it.
 F, Green-house or working-room, 10 feet by 15 feet 6 inches, and 7 feet high.
 Bed-chamber 7 feet high.

Estimated at 360*l*.

PLATE XXIII.

A Cottage, or small Farm, to be built near a Country Town.

- | | | | |
|-------------------------------|-----------|---------------------------|----------------|
| A, Stable for two horses, | - | 12 feet by 10 feet | } 9 feet high. |
| B, Farrier's shop, | - - - | 12 — 14 | |
| C, Forge, | | | |
| D, Kitchen and dwelling-room, | 12 — | 15 | |
| E, Parlour, | - - - - - | 12 — 13, and 7 feet high. | |

F, Steps down to parlour.

G, Stairs to the bed-chambers above.

Bed-chambers, 6 feet 6 inches high.

Estimated at 370*l*.



PLATE XXIV.

A Cottage, containing three Rooms, with a Pigeon-house attached.

A, Kitchen,	- -	10 ft. 0 in. by 18 ft. 4 in.)	} 7 ft. 3 in. high.
B, Bed-room,	- 10 — 0 — 12 — 0		
C, Working-room,	15 — 3 — 12 — 0		

D, Trap-door to pigeon-house.

EEEE, Closets.

FF, Recesses for seats.

Estimated at 250*l*.

PLATE XXV.

*A Labourer's Cottage, containing three Rooms, and a Loft in the Roof
over the Bed-room, for Pigeons.*

- A, Kitchen, 10 feet 0 inches by 17 feet 6 inches.
 B, Parlour, 10 — 0 — 15 — 0
 C, Bed-room, 17 — 6 — diameter, calculated for three beds;
 in the ceiling may be a trap-door to the pigeon-house.

PLATE XXVI.

*Habitation for a Tradesman and Family, whose Work is chiefly within
doors, near a Market Town.*

- A, Kitchen, 12 feet by 16 feet 3 inches }
 B, Work-room, 12 — 22 — 0 } 9 feet high.
 C, Bed-room on ground-floor, 12 feet by 13 feet, and 8 feet high.
 D, Stairs to bed-chamber.
 E, Steps down to bed-room, C.

Estimated at 400*l*.

PLATE XXVII.

*This Picturesque Building is intended for a small Public-House on or near
a High Road.*

- A, Kitchen and tap-room, - 10 ft. by 18 ft. 6 in. } 7 ft. 6 in.
 B, Parlour, the floor 1 ft. above A, 10 — 18 — 6 } high.
 C, Best parlour, - - - - 11 square—8 ft. high.
 D, Bar, or store-room, 1 ft. above C, 9 ft. square—6 ft. 6 in. high.
 E, Pig-sty or dog-kennel.
 F, Porch and entrance.
 G, Staircase to bed-rooms, and to a cellar partly under ground.

It is intended to have a passage on the chamber floor, as an access to the gallery on the top of the house.

Estimated at 450/.

PLATE XXVIII.

A Tradesman's House, or Cottage, near a Market Town, or a double Cottage for Labourers; in which case the Entrances will be at each end.

- | | |
|---|----------------------|
| A, Work-shop and warehouse, 16 feet 3 inches
by 29 feet, | } 10 ft. 6 in. high. |
| B, Sitting-room, or parlour, for family, stair-
case to bed-rooms above, and a recess to the win-
dow, 16 feet 3 inches by 17 feet, | |
| C, Counting-house, store-room, and staircase
to bed-rooms for servants, with a recess for a desk,
16 feet 3 inches by 17 feet, | |
| DD, Sheds for goods which may be exposed outside. | |

Estimated at 540/.

PLATE XXIX.

A double Cottage, with places for Poultry, or Pigs, behind. The Parlours contain each two Recesses for Beds, which shut up in the day, and leave between them a sufficient Sitting-room: each Kitchen has an Oven and Copper. Both Cottages have one common Entrance.

AA, Kitchens and working-rooms, 13 feet by 20 feet.

BB, Parlours, - - - - - 12 — 13

CCCC, Recesses for beds.

D, Pig-stys.

E, Doors at the back of the cottages.

Estimated at 350*l.* both cottages.

PLATE XXX.

A double Cottage for Labourers and their Families; each Cottage has Bed-rooms above the Kitchen.

A, Kitchen, - 19 feet 6 inches diameter, }
 B, Working-room, 13 — 0 by 20 feet, } 8 feet 6 inches high.

C, Staircases to bed-chambers.

Bed-chambers 6 feet 3 inches high.

Estimated at 190*l.* each cottage.

PLATE XXXI.

*A Cottage with Wings, for the keep of Pigs and Poultry, supposed to
be situated in a Nobleman's Grounds.*

A, Kitchen, with recesses, 13 feet by 20 feet,	}	11 feet high.
B, Sitting-room, - - 13 — 14		
C, } Closets for beds, each 6 — 7		
D, }		
E, } Closets to kitchen, each 6 — 7		
F, }		

G, Poultry-yard.

H, Pig-yard.

I, Stable, or straw-house.

K, Stable for two horses.

LLLL, Poultry-houses.

MMMM, Pig-stys.

N, Necessary.

O, Store-room.

P, Wood-house.

Estimated at 560*l*.

PLATE XXXII.

A Cottage, or Farm-dwelling, as an Arable Farm.

A, Passage and entrance,	-	3 ft. 4 in. by 8 ft. 0 in.	} 9 ft. high.
B, Kitchen,	- - - - -	12 — 6 — 17 — 0	
C, Store-room,	- - - - -	5 — 0 — 12 — 6	
D, Scullery,	- - - - -	5 — 6 — 8 — 0	
E, Servants' bed-room,	-	5 — 6 — 8 — 6	
F, Closets,	- - - - -	3 — 6 — 4 — 6	
G, Parlour,	- - - - -	12 — 6 — 17 — 0	
H, Closet,	- - - - -	3 — 6 — 4 — 6	
I, Small parlour,	- - - - -	5 — 0 — 12 — 6	
K, Passage,	- - - - -	3 — 0 — 5 — 6	
L, } M, }	Bed-rooms for children, &c. 5 — 0 — 5 — 6		}
N, Bed-room,	- - - - -	5 — 0 — 8 — 6	
O, Farm-yard.			
P, Barns, &c.			
Q, Hay and corn-stacks.			

Estimated at 900*l*.

PLATE XXXIII.

A Farmer's House and Offices, as a Grazing Farm.

A, Entrance and staircase,	6 ft. 0 in. by 12 ft. 6 in.	} 8 ft. high.
B, Kitchen, - - - -	13—0 — 21—9	
C, Dairy, - - - -	10—0 — 14—0	
D, Scullery, - - - -	6—3 — 13—0	
E, Sitting parlour, - - -	13—0 — 19—0	
F, Store-room, - - - -	9—0 — 11—0	
G, Small parlour, - - - -	12—0 — 14—6	
H, Larder, - - - -	8—6 — 14—0	}

I, Sheds for cattle.

K, Stable.

LLLL, Barns and farm-offices.

M, Farm-yard.

NN, Entrances to ditto.

Bed-chamber 7 feet high.

Estimated at 1300/.

PLATE XXXIV.

*A Cottage for a Gentleman Farmer; the whole on one Floor, except four
Bed-rooms over the Farm-offices, for Servants.*

A, Dairy, - - - - -	10 ft. 0 in. by 16 ft.
B, Milk-room, - - - - -	11 — 0 — 16
C, Scullery, with copper and oven, - - -	8 — 0 — 13
D, Store-room, - - - - -	8 — 0 — 13
E, Kitchen, - - - - -	13 — 0 — 24
F, Larder, - - - - -	5 — 0 — 13
G, Sitting-room, with a closet under the stairs,	11 — 6 — 16
H, Passage and stairs to chambers, - - -	6 — 0 — 16
I, Business-room, with a closet under the stairs,	11 — 6 — 16
J, Parlour, - - - - -	13 — 0 — 14
K, Office, - - - - -	13 — 0 — 15
L, Dressing-room, - - - - -	11 — 6 — 16
M, Library, - - - - -	16 — 0 — 22
N, Farm-yard.	
OOO, Farm-offices.	
PP, Entrances to farm-yard.	

Estimated at 1850/.

PLATE XXXV.

These Cottages are supposed to be situated near a Wood, and in a Situation where a Northern or Southern Aspect cannot incommode the Inhabitants: each Cottage might have a Piece of Ground, concentric with the whole Group of Cottages, and a continued Line drawn from the Centre; at the end of which may be a Hovel, for the Shelter of a Cow. Each Cottage will contain three Rooms, viz.

A, Sitting or working room, 12 feet by 16 feet.

B, Kitchen, 12 feet by 17 feet.

C, Bed-room, 12 feet by 10 feet 6 inches: 9 feet 6 inches high.

D, Court behind the cottage, 7 feet by 10 feet.

E, Necessary, 2 feet 6 inches by 4 feet.

It is proposed to name these buildings the Cottages of the Winds, and to place the initials of the names of the winds over the door of each cottage, as marked on the plan.

Estimated at 800*l.* the whole group.

PLATE XXXVI.

The Idea of the last Design is here extended to a Village; so that eight of the Groups formed into a Circle, compose sixty-four Cottages for Labourers and their Families, whose common Centre might be a Chapel, or Parish Church.

The eight groups are estimated at	- - - - -	£. 6400
The church, at	- - - - -	3600
The expence of the whole,	- - - - -	£. 10,000

PLATE XXXVII.

A Country Residence, or Hunting Box.

A, Larder,	- - - -	5 feet 0 inches by 11 feet 6 inches.
B, Scullery,	- - -	11 — 6 — 13 — 0
C, Kitchen,	- - -	23 — 6 — 21 — 0
D, Anti-room and closet,	10 — 0 —	14 — 0
E, Hall,	- - - -	9 — 3 — 17 — 6
F, Closet in anti-room,	7 — 0 —	2 — 0
G, Drawing and dining-	} 20 — 0 —	33 — 0
room,		
H, Library,	- - -	11 — 6 — 18 — 6

I, Staircase to bed-chamber in right hand tower, and a water-closet under it.

K, Bed-room, 11 feet by 15 feet.

L, Bed-room, and closet under the stairs, 11 feet by 15 feet.

M, Staircase to left hand tower, and bed chamber, 6 feet 6 inches by 11 feet.

Estimated at 1400*l*.

PLATE XXXVIII.

Double Lodges, with an Arch over the Road, as an Entrance to a Park.

Rooms in the lodges, 11 feet 9 inches square, and 10 feet high.

Estimated at 400*l*.

PLATE XXXIX.

A Circular Single Lodge, Gates, &c. having two Windows towards the Road, and a Sash-door. This Idea is of the Picturesque kind, and admits of extension by a repetition of any of its Parts.

Lodge, 13 feet diameter, and 8 feet 6 inches high.

The estimate of this lodge is about 100*l*.

PLATE XL.

A Single Picturesque Lodge, and Covered Way, as a Porch.

Lodge, 10 feet by 17 feet, and 10 feet high.

Estimated at 150*l*.

PLATE XLI.

Two Cones, as Lodges, to be thatched down to the ground: this would have a singular and not unpleasing effect. The Construction would be very simple and cheap. Suppose a Frame of Iron-work supporting the Thatch, and carrying the Flue of the Chimney out at the Centre. The Angle formed by the Cone inside, to be made into Closets for the use of the Inhabitant.

Lodges, 12 feet 3 inches diameter, and 9 feet high to the ceiling, over which may be a loft for stores, &c.

Estimated at 150*l*. if executed with plain railing.

PLATE XLII.

A Single Lodge, with Octagon Piers surmounted with the Crest of a Nobleman's Arms.

Lodge, 10 feet 3 inches by 12 feet, and 7 feet high.

Estimated at 170*l*.



PLATE XLIII.

*A Single Lodge, with an Arch and a private Door to the Covered Way.
This Lodge admits of a variety of Changes, by transposing the Parts.*

Lodge, 15 feet by 19 feet, and 10 feet high.

Estimated at 200*l*.

THE END.

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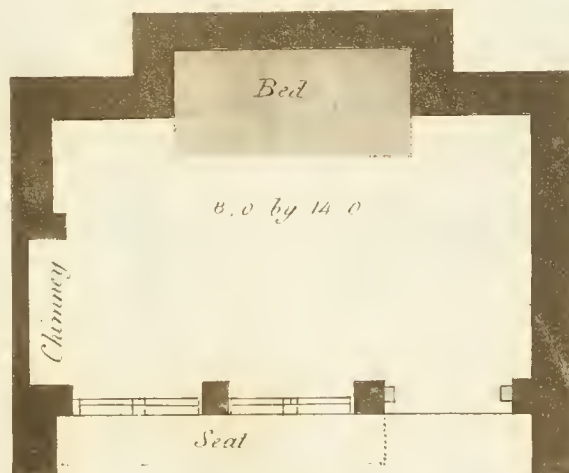
ENTRANCE GATES AND LODGES.

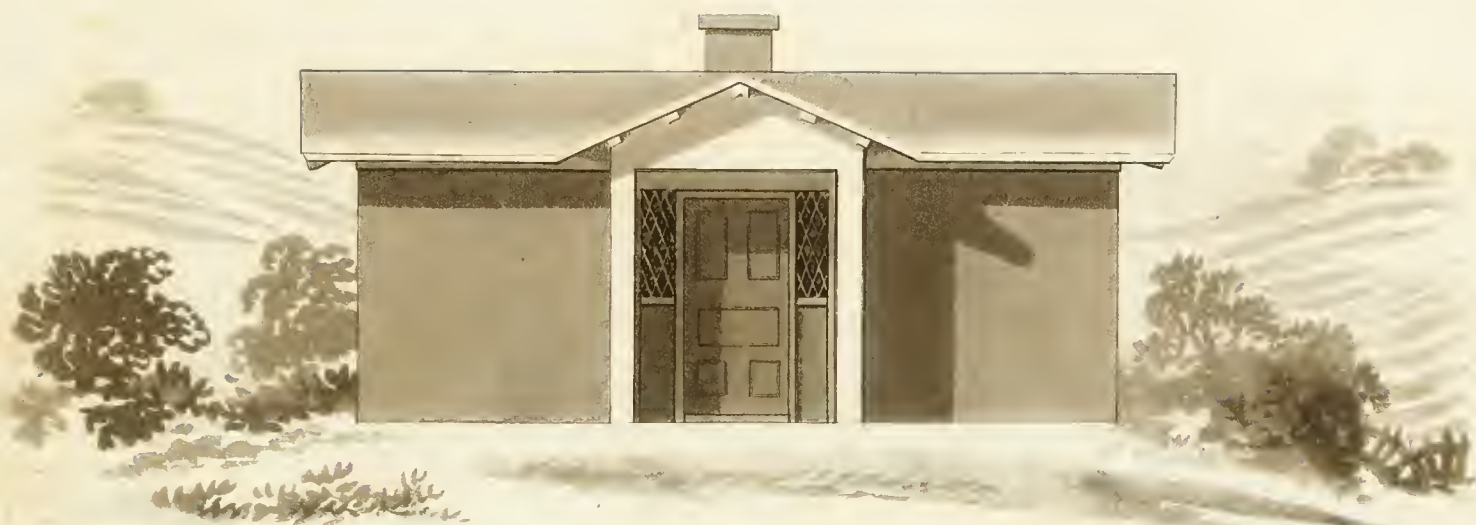
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THE AUTHOR OF THE PRESENT WORK.



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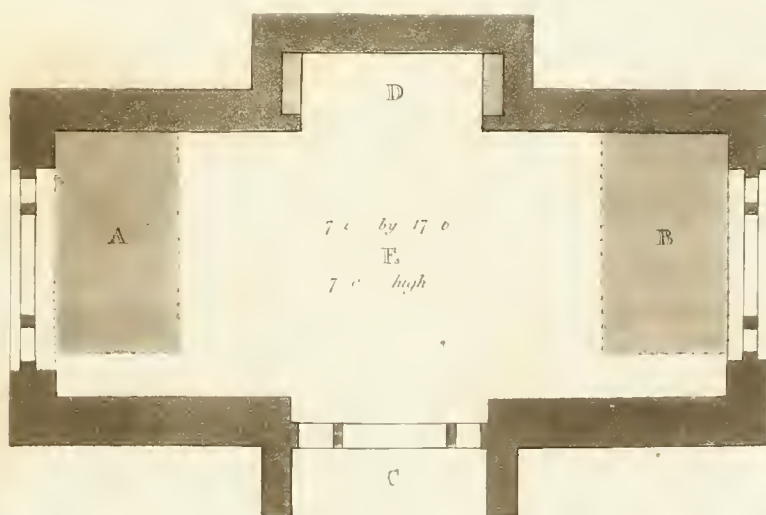




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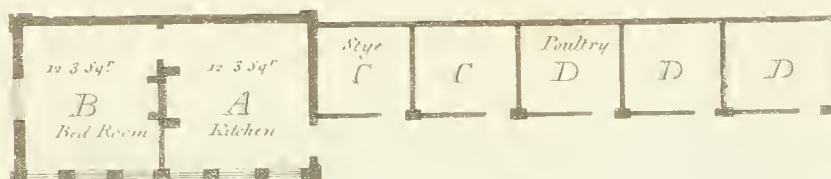


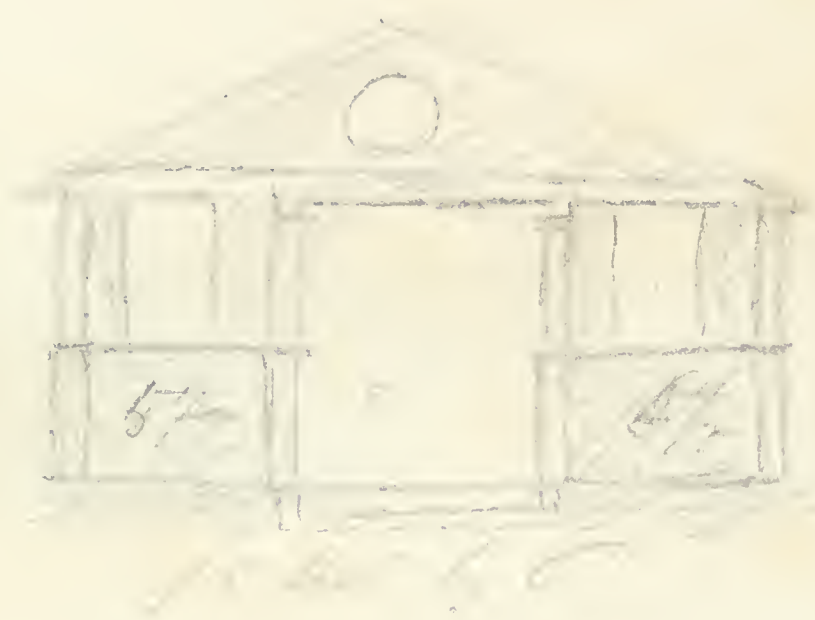
J.W. Harding Sculp.

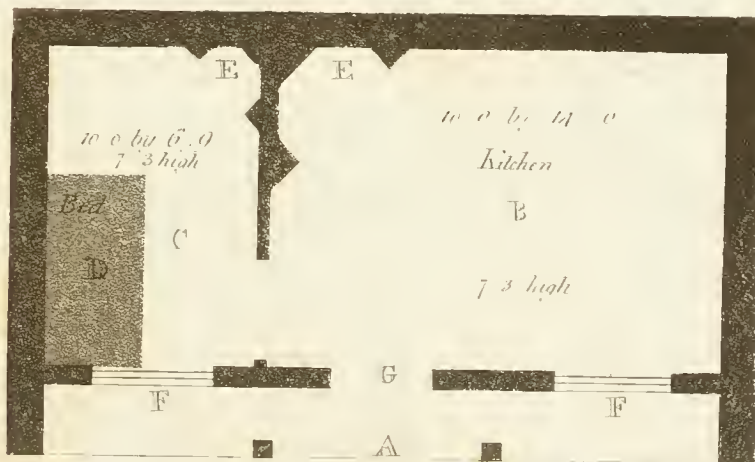
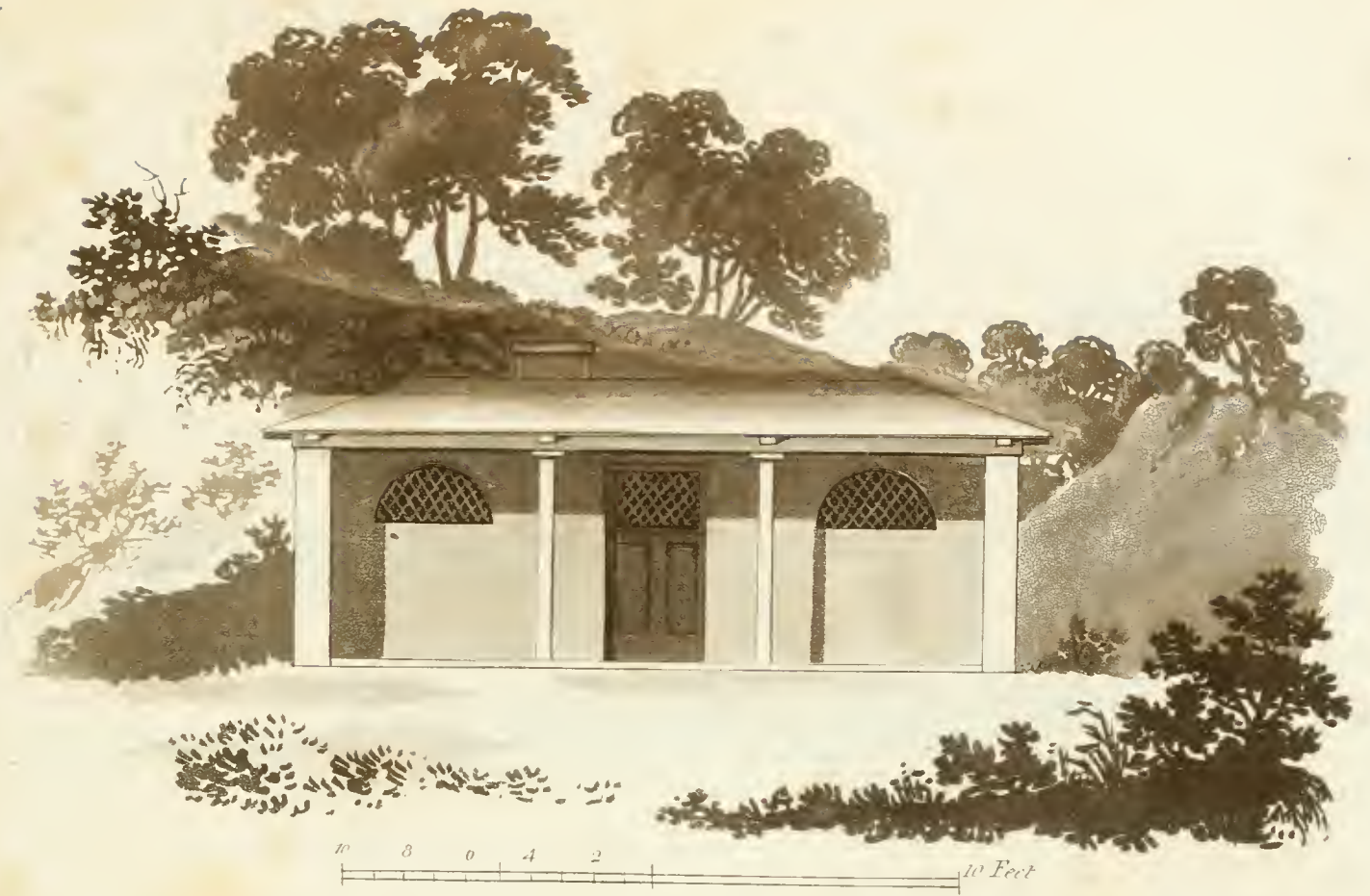


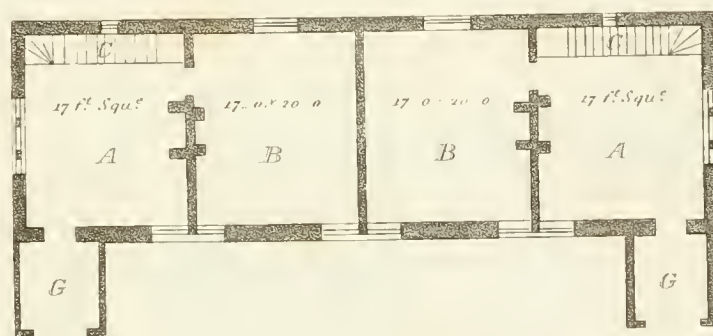


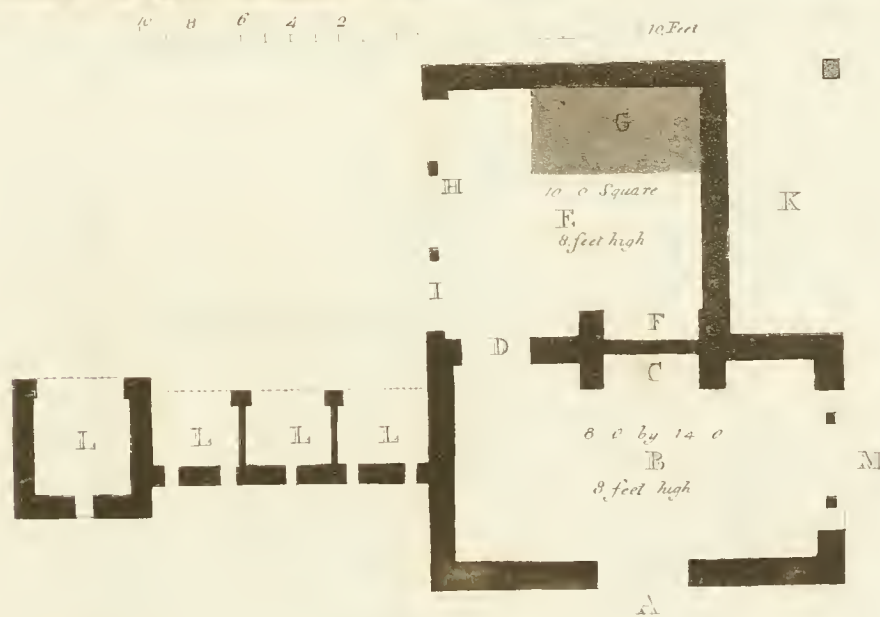
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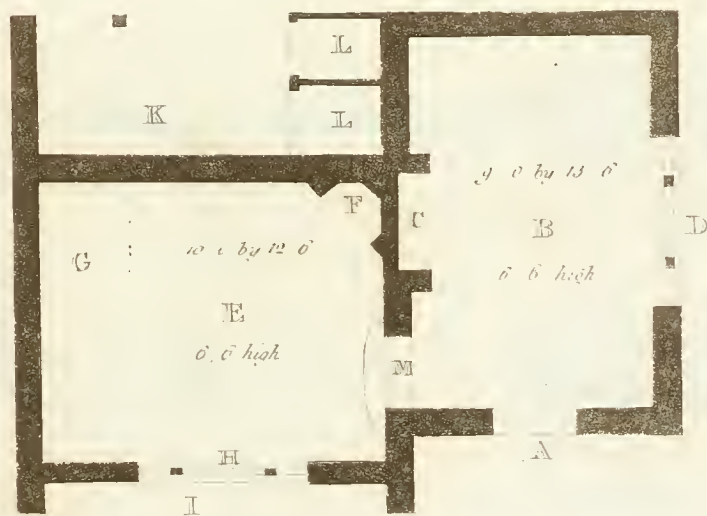


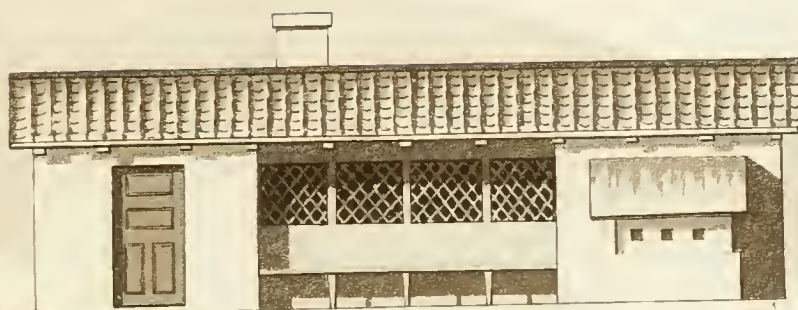






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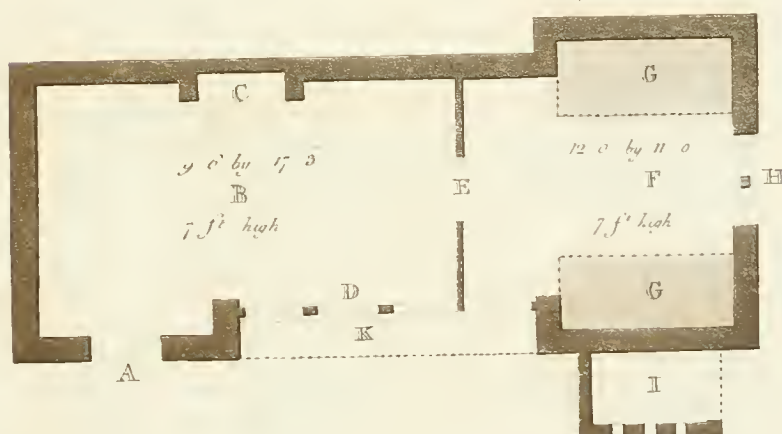


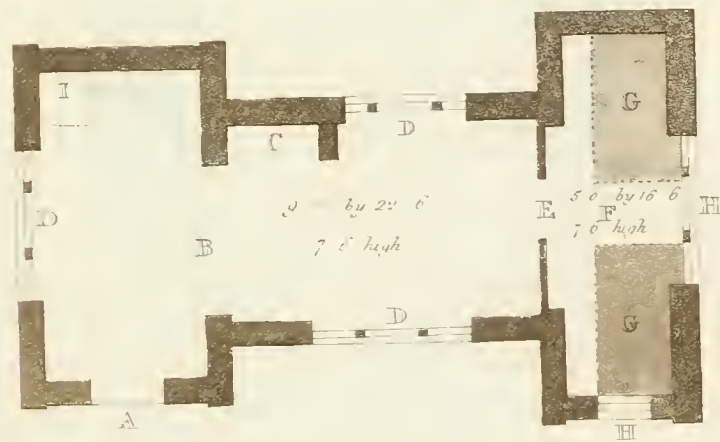


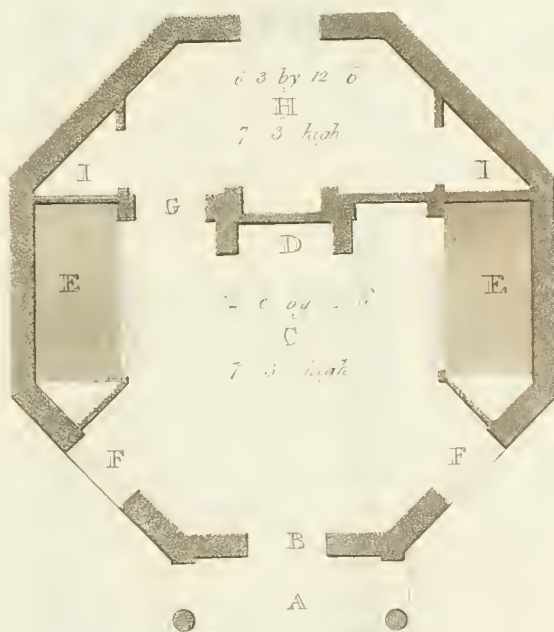
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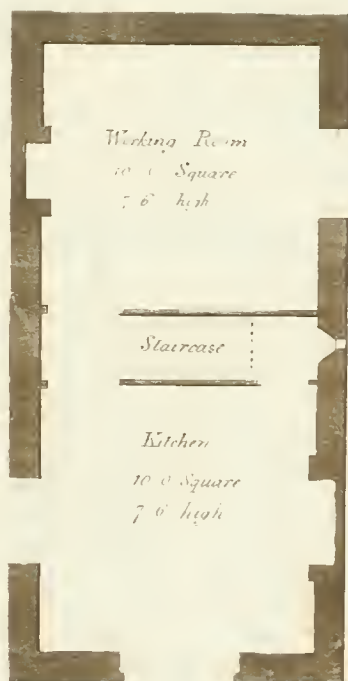
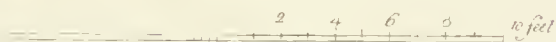
J. W. Harding, Sculp^r

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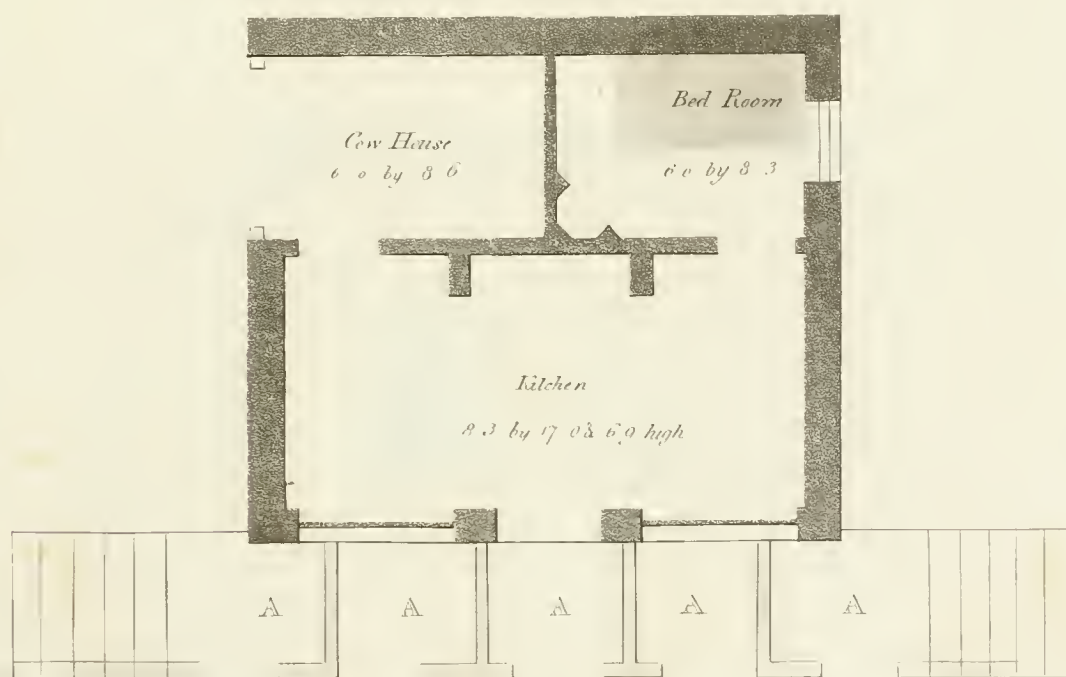






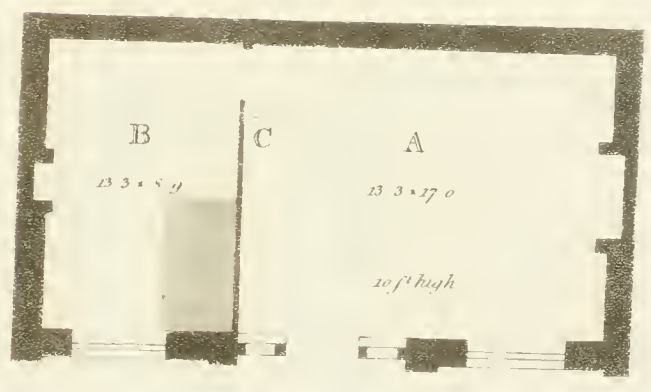


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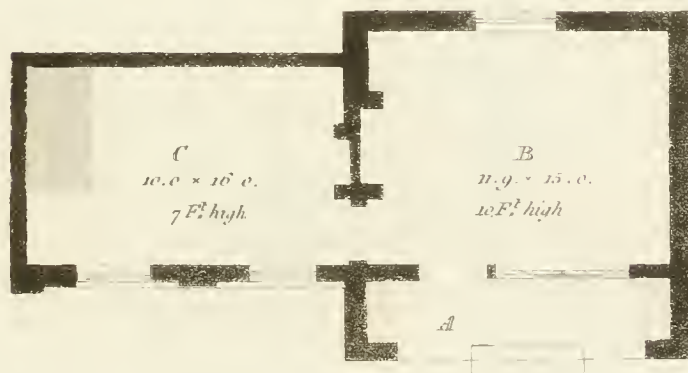


Leach Arch'd. 1861





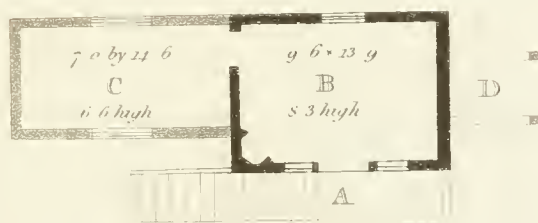
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Wendy Arch. A.R.A.

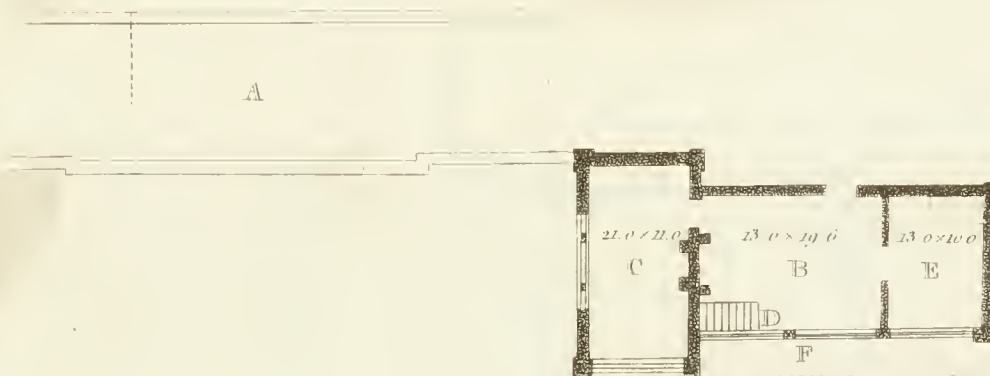
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View of Arch. J.R.A.

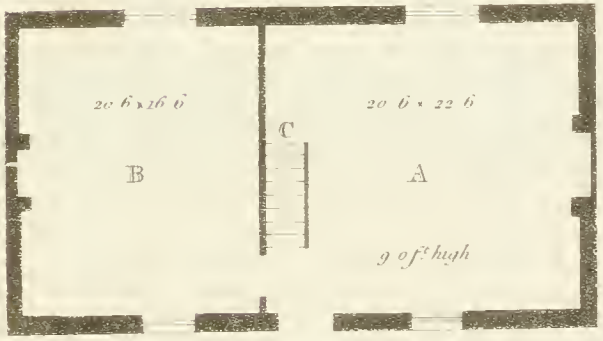
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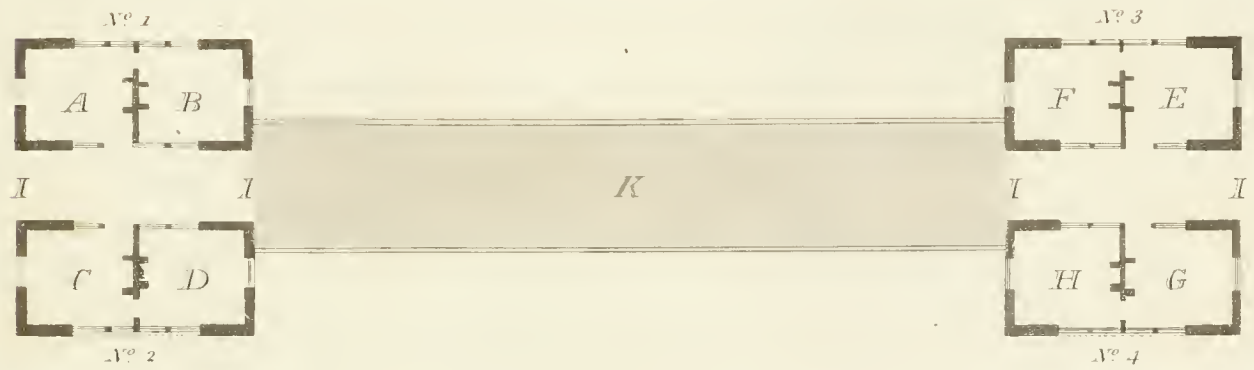
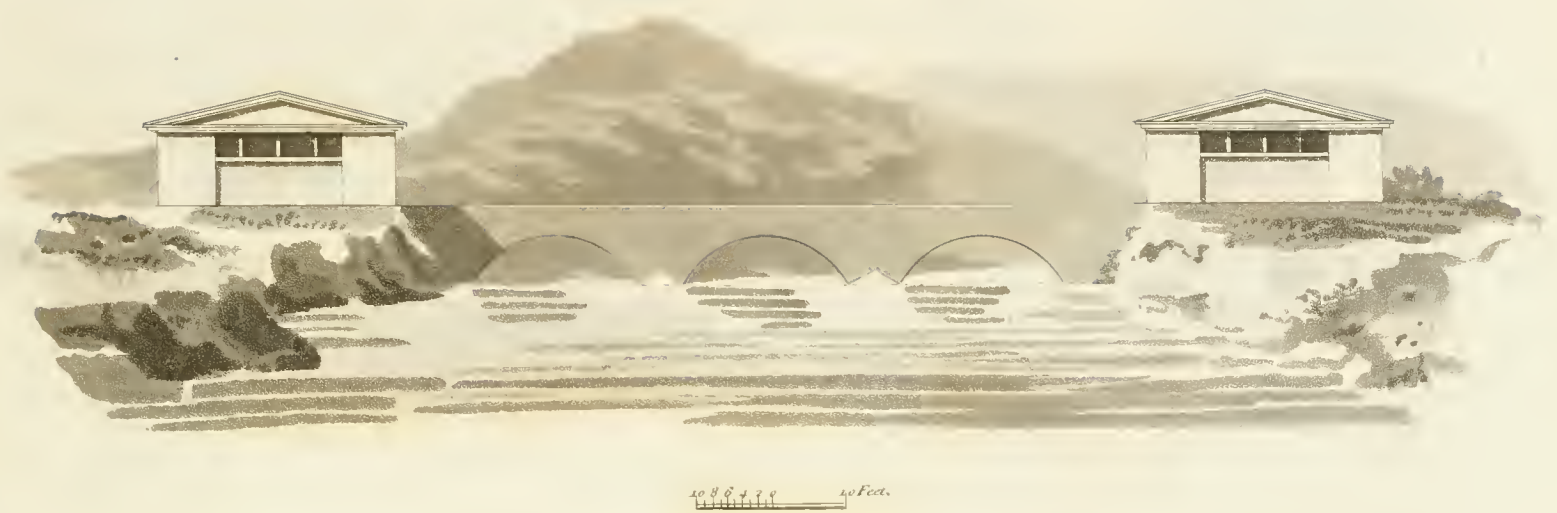




Leidy, Arch. R.

C. Rosenberg, sculp.

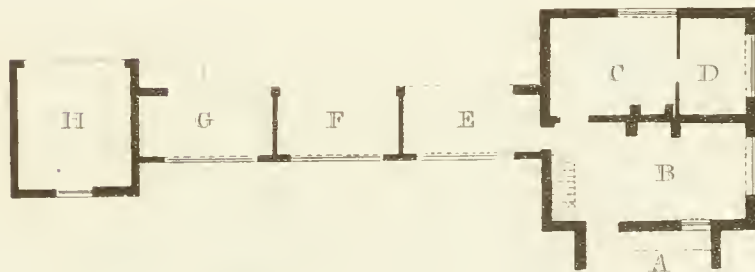






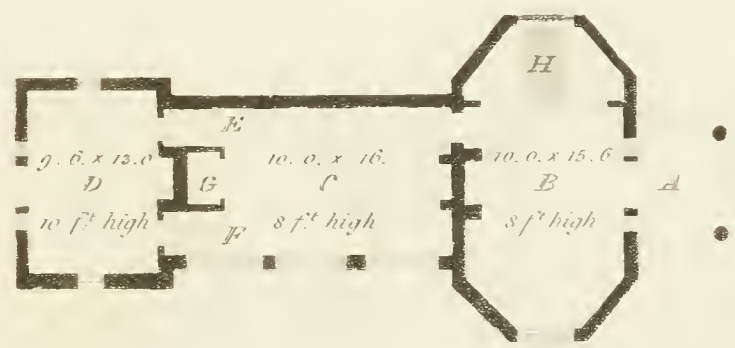
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W. G. G. G. G.



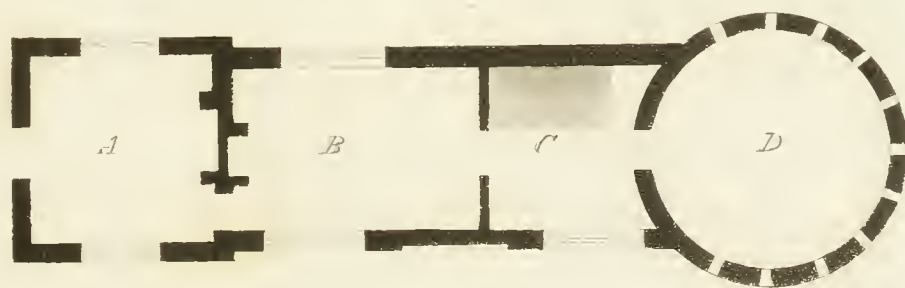


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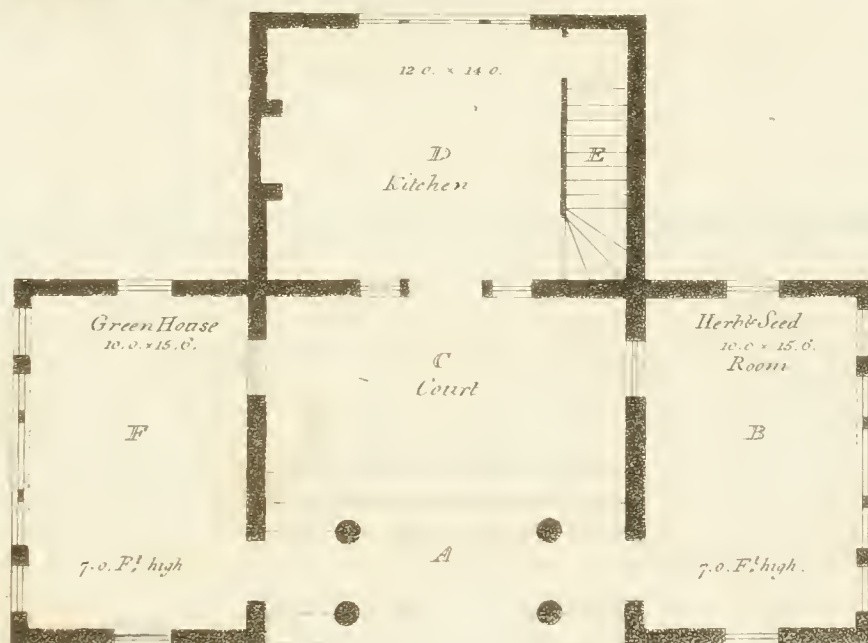
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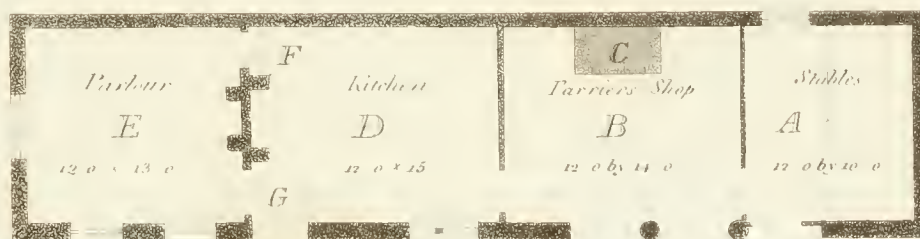




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C. Rosenthal Sculp.



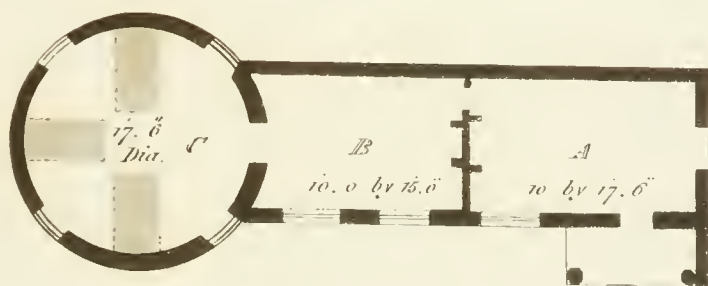




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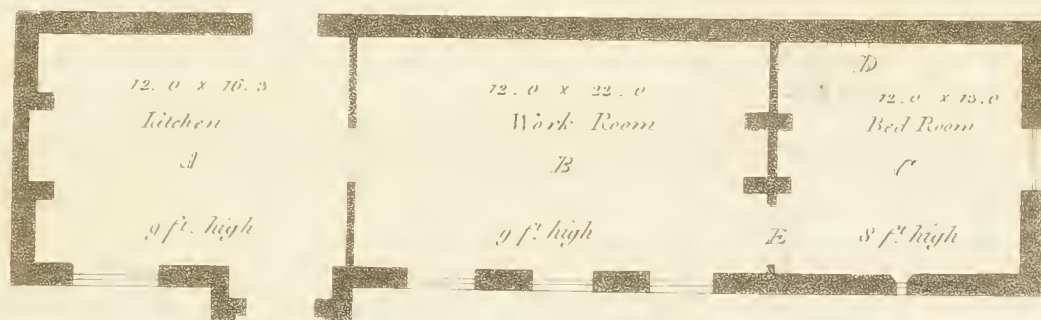
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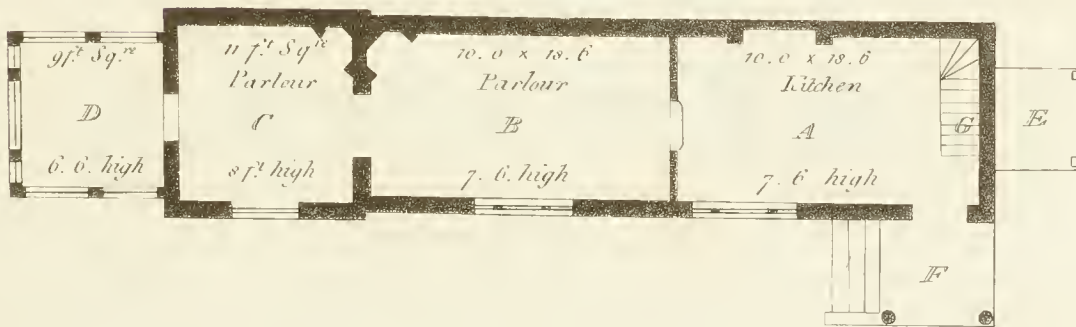


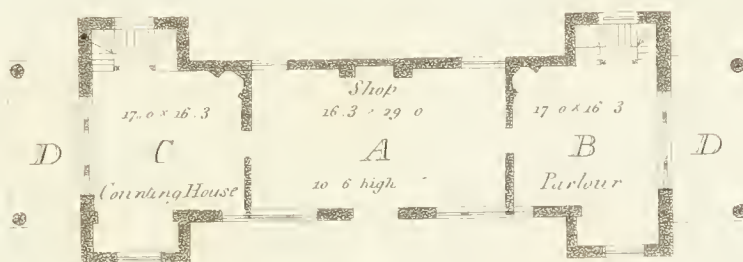
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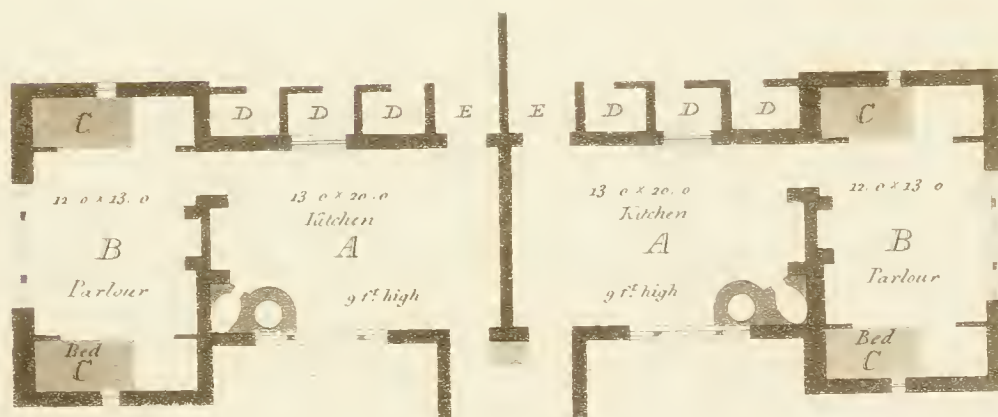
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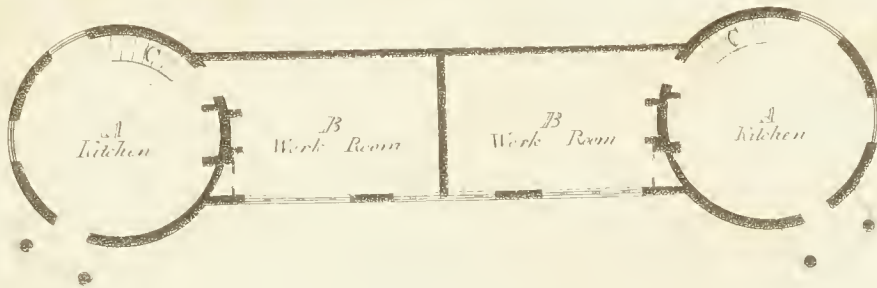






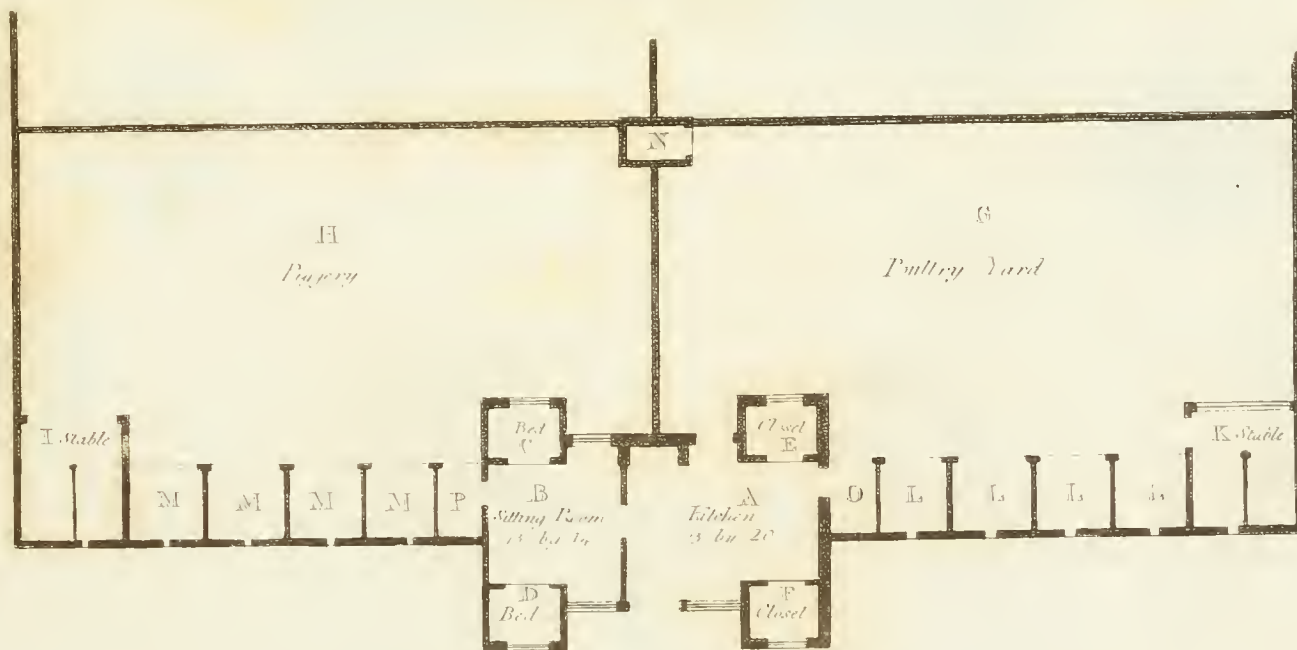
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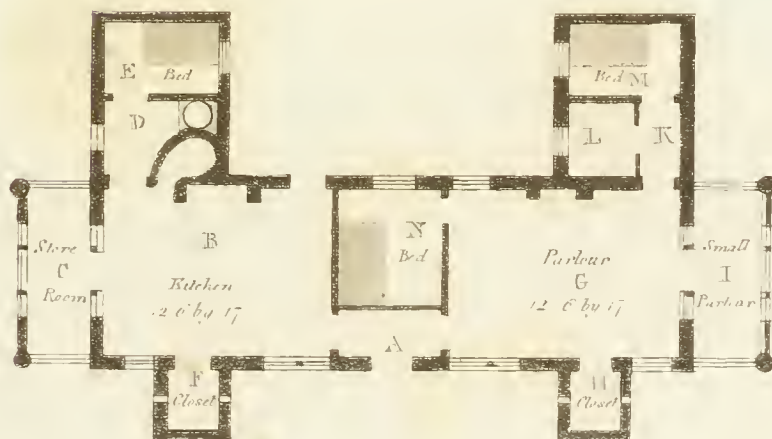
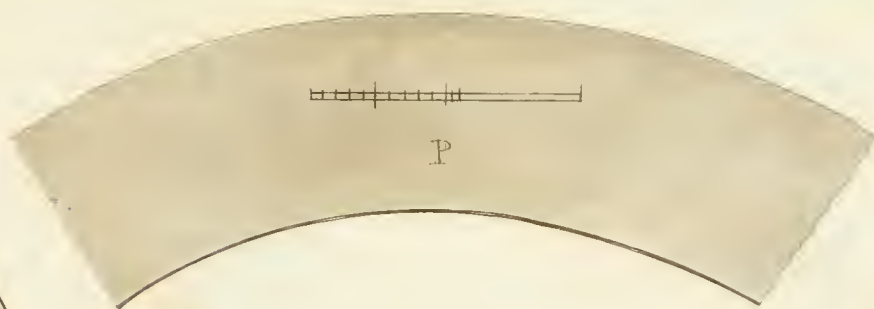


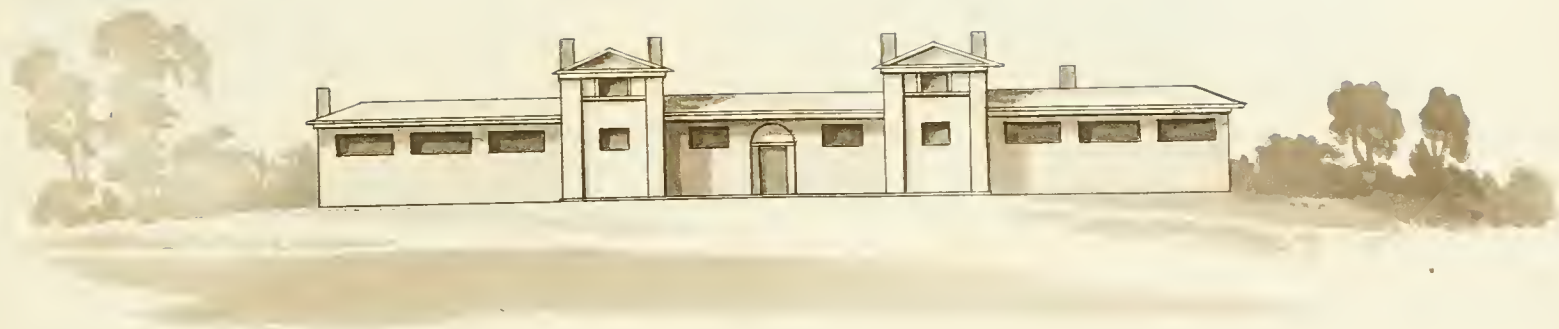




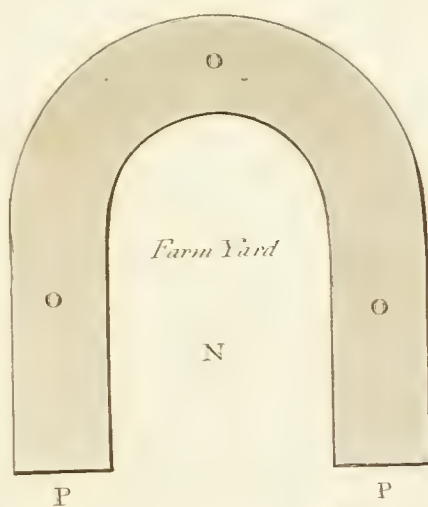
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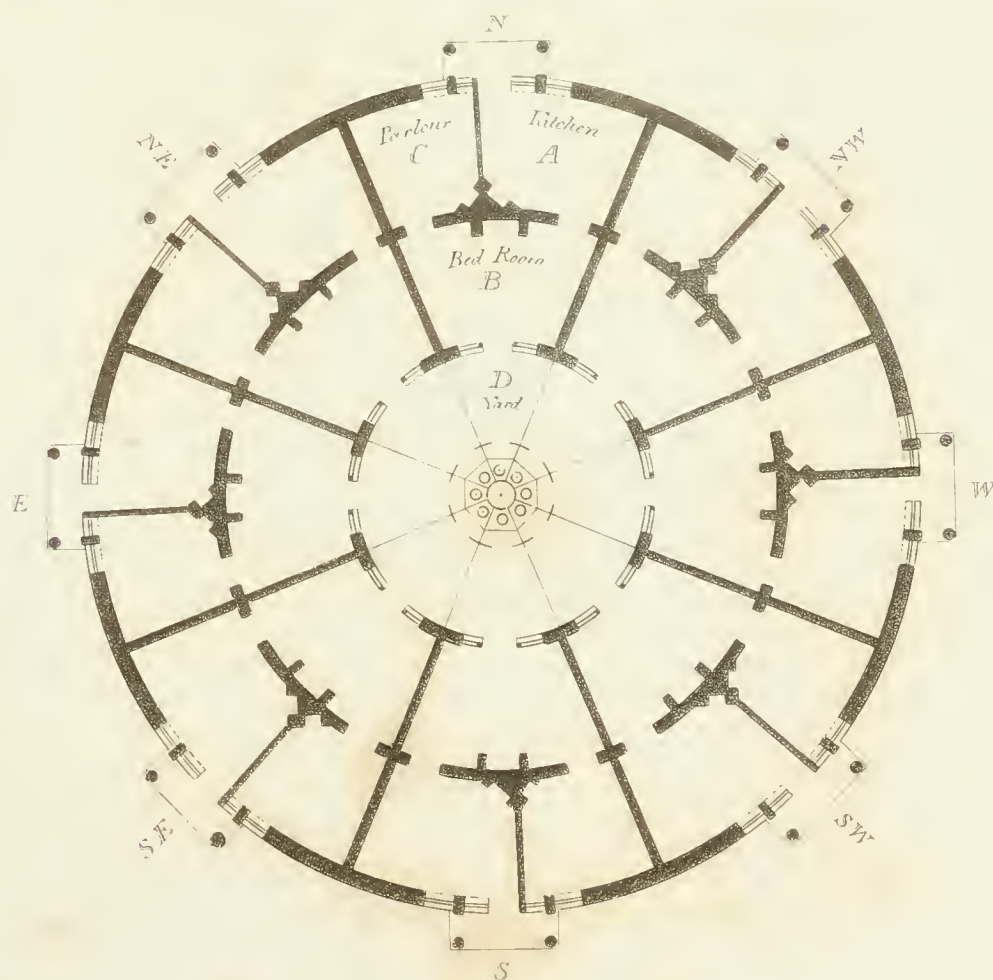


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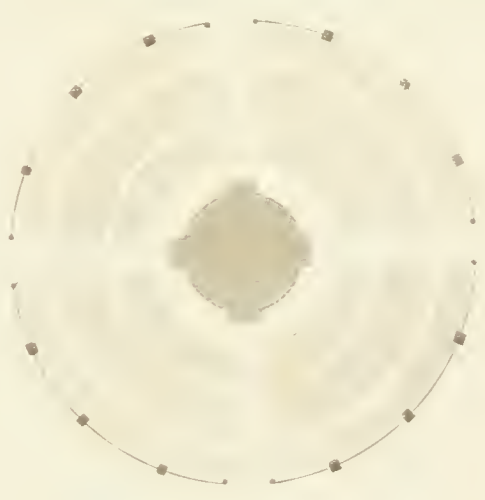
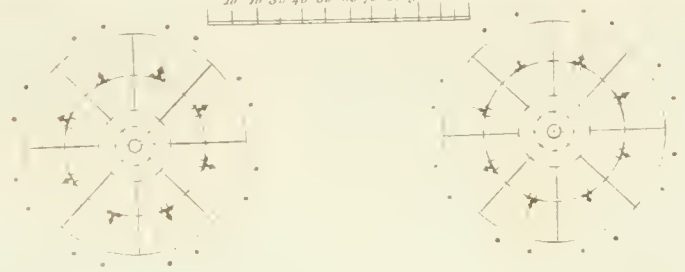


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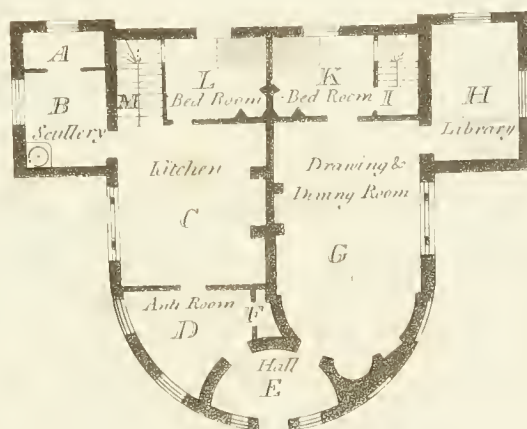
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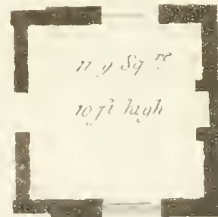
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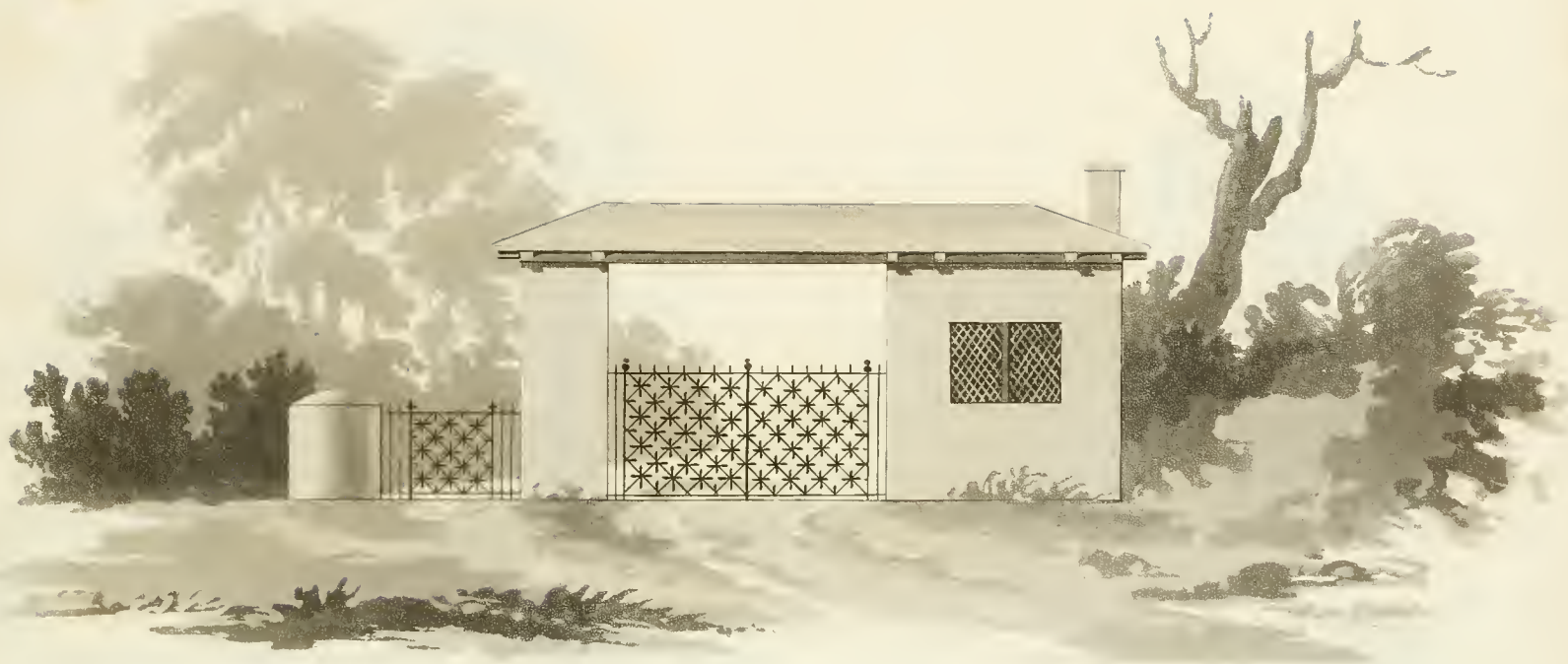
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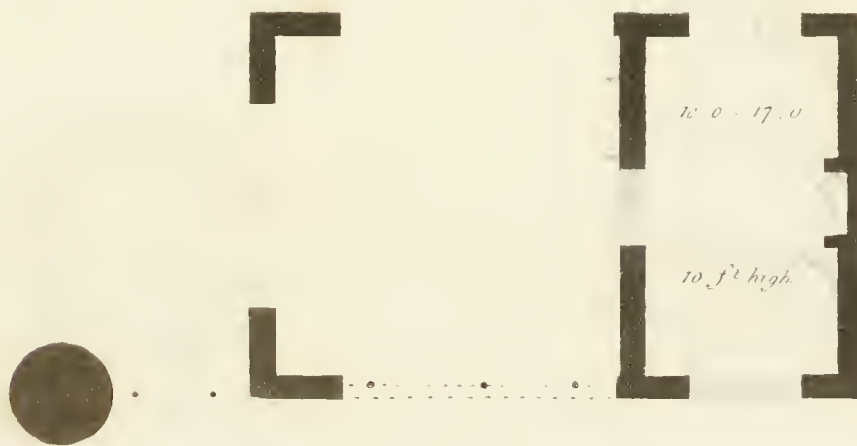


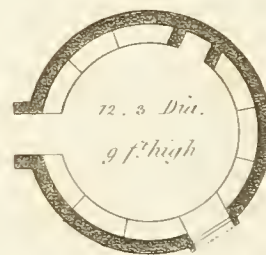
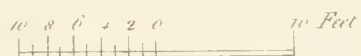
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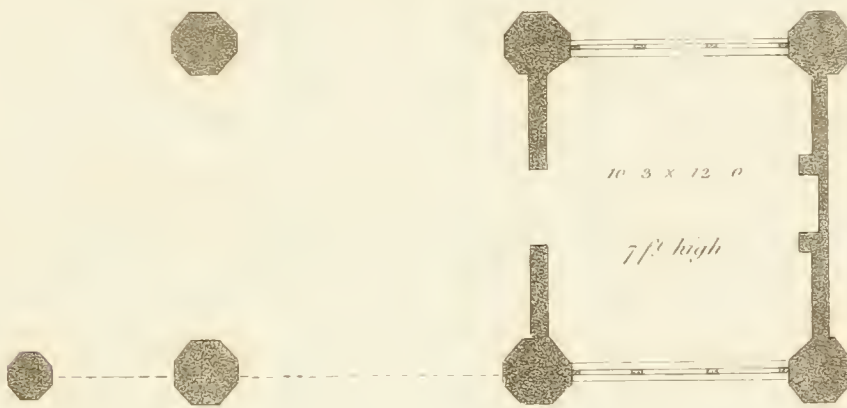
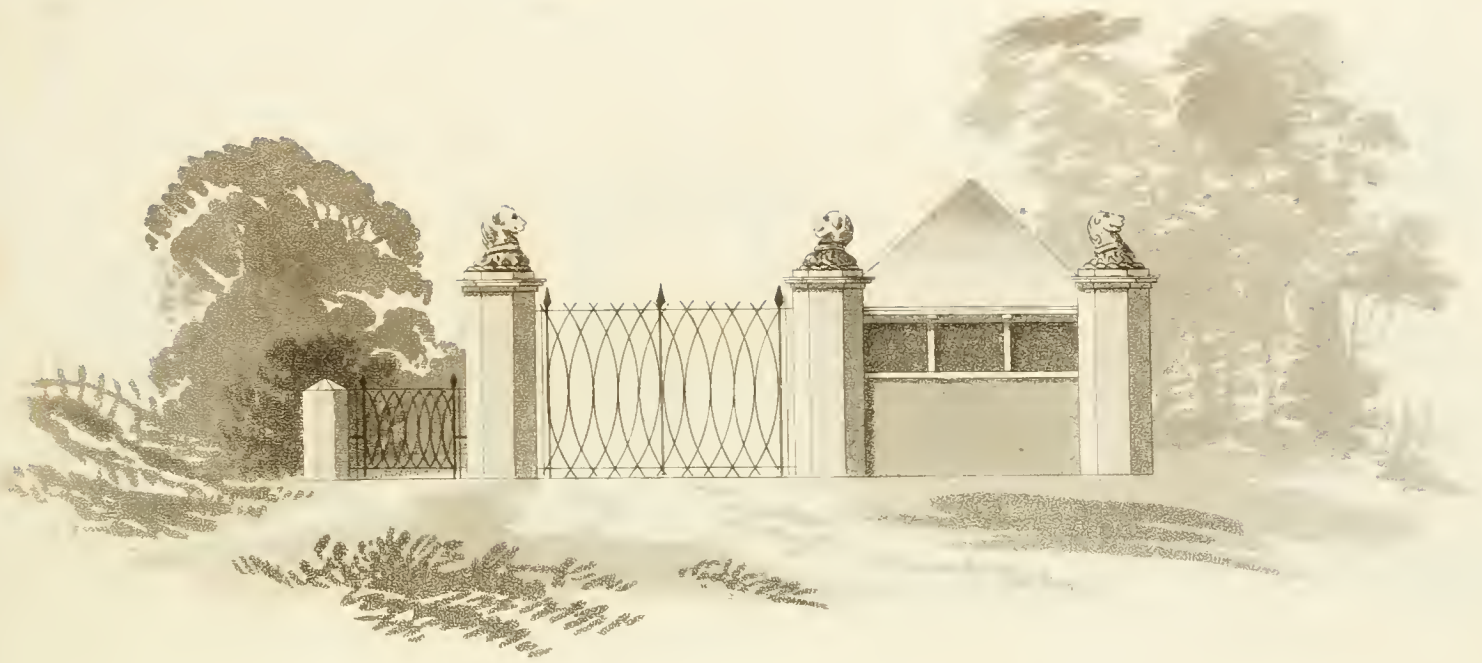




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I Candy Arch ARA

I.W. Harding Sculp.

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